



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2405830
Applicant Name: Andrew Novion
Address of Proposal: 4830 S. Morgan Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 9,094 square feet and B) 5,022 square feet.

The following approval is required:

Short Subdivision - To create two parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

The Zoning of the subject parcel is SF 5000 and there is an existing single family residence located on the northern portion of the parcel. The subject parcel is located midblock along S. Morgan Street. The surrounding zoning is Single Family, and almost all properties, except for the institutional use (religious facility) also at mid-block and to the west, are developed with single family residences. Many lots fronting S. Morgan Street and other nearby streets, originally platted as “acre” lots, appear to have been similarly short-platted.

Public Comment

No comment letters were received during the comment period that ended on September 8, 2004.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Conditions include: providing a twenty-foot easement and roadway for a fire apparatus access road to serve Parcel A in conformance with Seattle Fire Code 503.1.1 and 503.2.1; and no protest agreement for potential future improvement of S. Morgan Street. When these conditions are met, the lots to be created will meet all minimum standards or applicable exceptions as set forth in the Land Use Code and other applicable codes, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded.)

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add an easement adequate to accommodate a twenty (20)-foot fire apparatus access road meeting the requirements of 2003 SFC Sect.503.1.1 and 2003 SFC Sect. 503.2.1 to provide service to proposed parcel A.
2. Comply with all applicable standard recording requirements and instructions.

Prior to Issuance of any Building Permit on either lot

3. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

NON-APPEALABLE ZONING REQUIREMENTS (TO BE SATISFIED PRIOR TO RECORDING)

The owner(s) and/or responsible party(s) shall:

- A. Provide a no protest agreement addressing potential future improvement of S. Morgan Street.

Signature: _____ (signature on file) Date: January 31, 2005

Michael Dorcy, Land Use Planner
Department of Planning and Development
Land Use Services

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